



Hilton & Horsfall
FOR SALE
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Hilton &
Horsfall

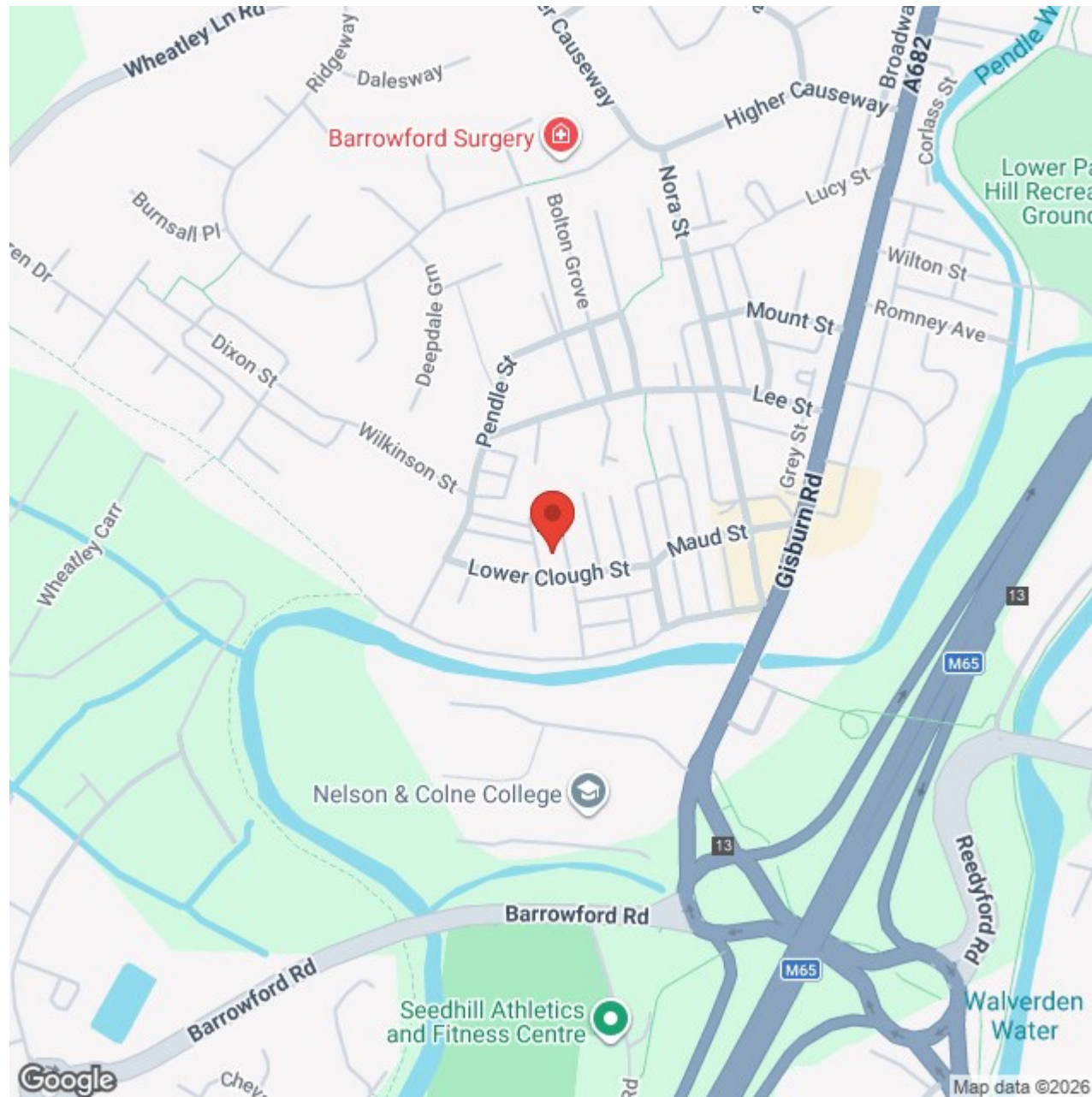
Holme Street, Barrowford, Nelson

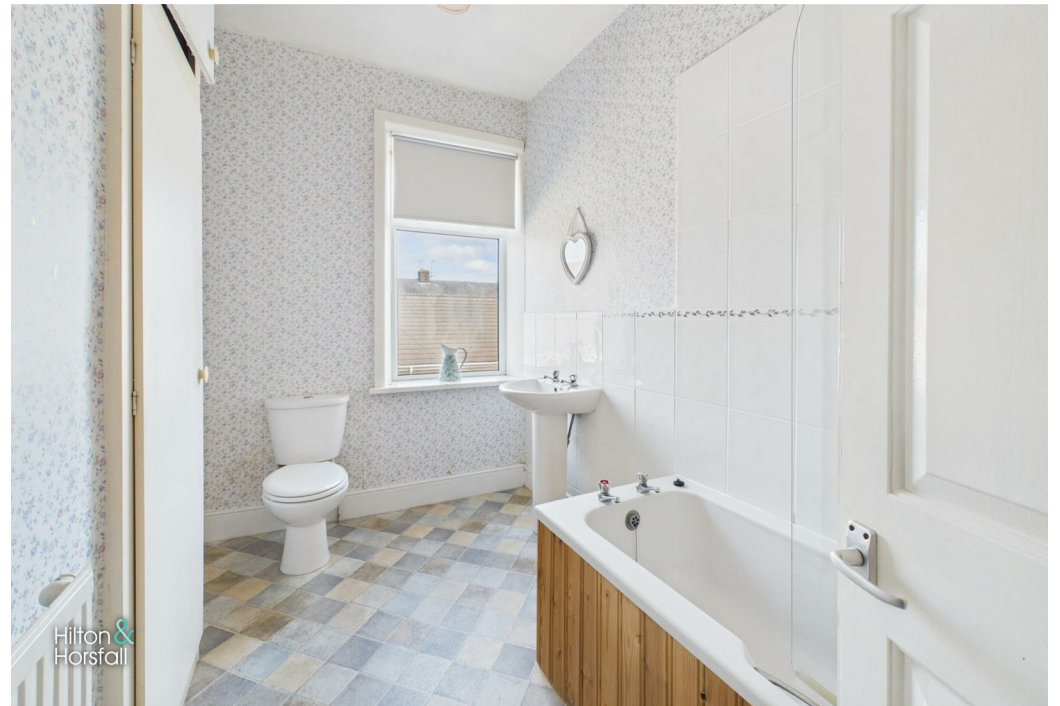
Offers In The Region Of £139,950

- Stone-Built Mid-Terrace • Two Well-Proportioned Bedrooms • Spacious Dining Kitchen / Sitting Room • Separate Utility Room • Enclosed Rear Yard • No Onward Chain

An excellent opportunity to acquire this spacious stone-built mid-terrace home, offered to the market with no onward chain. Situated in the sought-after village of Barrowford, the property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, downsizers or buy-to-let investors. The accommodation briefly comprises an entrance porch leading into a generous living room with a feature gas fireplace, a spacious dining kitchen offering ample room for dining and seating, and a separate utility room providing additional storage and workspace. To the first floor are two well-proportioned bedrooms and a spacious three-piece bathroom. Externally, the property enjoys a low-maintenance forecourt to the front and a private enclosed paved yard to the rear with gated access. Conveniently positioned within walking distance of Barrowford's excellent selection of shops, cafés, restaurants and local amenities, as well as providing easy access to the M65 motorway network and neighbouring towns, this is a property not to be missed. Early viewing is highly recommended.







Lancashire

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GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM 14'4" x 11'8" (4.39m x 3.58m)

A spacious and inviting living room positioned to the front of the property, accessed via the entrance porch. A large front-facing window allows plenty of natural light to flood the room, while the attractive feature fireplace with a marble-effect surround and inset living flame gas fire creates a charming focal point. Offering ample space for a range of furniture, this comfortable reception room provides an ideal setting for relaxing or entertaining.

DINING KITCHEN / SITTING ROOM 14'3" x 13'3" (4.36m x 4.04m)

A spacious and versatile dining kitchen positioned to the rear of the property, offering plenty of room for both dining and informal seating furniture. The kitchen is fitted with a range of cream wall and base units, complementary work surfaces, tiled splashbacks, an inset sink and drainer, integrated oven and a gas hob. A large rear-facing window provides good natural light, while a doorway leads through to the rear porch. The generous proportions make this a practical and sociable space for everyday living and entertaining.

UTILITY ROOM 6'10" x 8'4" (2.09m x 2.55m)

A useful utility room positioned to the rear of the property, fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks. There is space for a fridge freezer and tumble dryer, while the wall-mounted boiler is also housed within the room. A rear-facing window provides natural light, and the room offers practical additional storage alongside the main dining kitchen.

FIRST FLOOR / LANDING

BEDROOM ONE 14'5" x 11'8" (4.41m x 3.57m)

A generously sized double bedroom positioned to the front of the property, benefiting from a large window which provides plenty of natural light. The room offers ample space for a double bed and a range of freestanding bedroom furniture.

BEDROOM TWO 7'1" x 13'5" (2.16m x 4.09m)

A well-proportioned second bedroom positioned to the rear of the property, enjoying a pleasant outlook and an abundance of natural light through the rear-facing window. Offering space for a bed and additional bedroom furniture, this versatile room would make an ideal guest bedroom, child's room or home office.

BATHROOM 10'3" x 5'9" (3.13m x 1.77m)

A spacious three-piece bathroom positioned to the rear of the property, fitted with a panelled bath, pedestal wash basin and low-level WC. The room features partial wall tiling, a rear-facing window providing natural light and ventilation, and a useful built-in storage cupboard.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/holme-st-barrowford>

LOCATION

Situated on Holme Street in the heart of the ever-popular village of Barrowford, this property enjoys a convenient location within walking distance of a wide range of local amenities including independent shops, cafés, restaurants and supermarkets. Excellent transport links are close by, with easy access to neighbouring towns such as Nelson, Colne and Burnley, while the nearby M65 motorway network is ideal for commuters. Scenic walks along the Leeds and Liverpool Canal and into the surrounding Pendle countryside are also within easy reach, making this a fantastic location for a variety of buyers.

PUBLISHING

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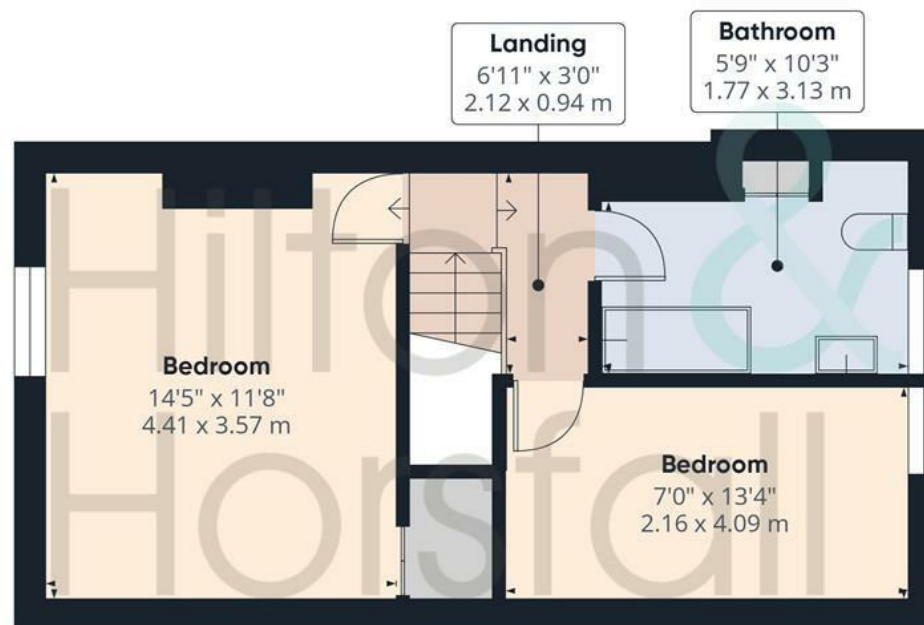


OUTSIDE

Externally, the property benefits from a low-maintenance forecourt to the front, enclosed by a stone wall and providing an attractive approach to the home. To the rear is a private enclosed paved yard, offering a pleasant outdoor seating area with gated access to the rear alley, making it ideal for relaxing outdoors or for ease of access.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

828 ft²

77 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024